

REGULAR MINUTES  
PLANNING COMMISSION  
MARCH 27, 2018 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:04 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Steinfeld, Zed, Tarbox

Members absent:

Staff present: Jones, Allen, Hovland

II. APPROVAL OF MINUTES

1. February 13, 2018

MOTION: To adopt the minutes of February 13, 2018 as written.

Motion made by Steinfeld, seconded by Zed, so voted unanimously.

III. PUBLIC COMMUNICATIONS

Pritchard reported that Tarbox was appointed a regular member of the Planning Commission. Referrals from the cancelled March 13<sup>th</sup>, 2018 meeting were sent to the Planning Commission via email from Town staff for review, the Commission had no comment.

IV. PUBLIC HEARING

1. SUB18-01 – Hancock Farms Estate Lot 1 Resubdivision, 180 Cow Hill Road

Pritchard read the procedures of a public hearing and Zed read legal notice.

Greg Fedus of Fedus Engineering, 70 Essex Street, Mystic, represented Theodore and Casilda Lucas in resubdividing their lot at 180 Cow Hill Road. The existing house is a bed and breakfast and they plan to split the lot into two parts. A single-family home is proposed for the newly-formed lot.

The applicants requested that a sidewalk not be required as well as two waivers. They wished to keep the original overhead electric wires (as opposed to underground). Sewer, water, and electric would be underground for the new lot. The existing well is adequately serving the existing property, but will be located on the new proposed lot and an easement would be needed for access. They do not wish to be tied into public water because it is an unnecessary expense.

Staff explained that the property is located in an RU-20 zone and therefore requires a minimum of 20,000 sqft per lot. The two lots would each meet the requirement, but the

existing well had to be located on the new lot in order to do so. An easement will be needed to access the well. The proposed new home will be serviced by public water.

The Commission had concerns about the parking lot. Staff explained that Greg Hanover of Town Public Works commented that the design of the parking lot does not demonstrate reasonable configuration for turning radius. Staff explained that with subsequent site plan approval there will be a way to reconfigure the parking acceptably.

Zod expressed concern about the existing overhead wires. Greg Fedus stated that it is possible to put them underground, but doing so would require 85 feet of excavation from the electrical pole to the house by way of hammer or blasting and it may be cost prohibitive.

Pritchard voiced concern about “undoing” a variance to allow 15 guests in lieu of 11 that was previously approved. Since the time the variance was granted, the operation has decreased in size back to within the 11-guest regulation, so the variance is no longer applicable.

Harold Robb of 7 Hancock Drive spoke. He had no problem with splitting the lot.

Steinford moved to close public hearing, Zod seconded, so voted unanimously.

## V. SUBDIVISIONS

1. SUB18-01 – Hancock Farms Estate Lot 1 Resubdivision, 180 Cow Hill Road  
Motions were passed out.

MOTION: To approve a waiver of Section 4.8(1) of the Town of Groton Subdivision Regulations, allowing existing overhead utilities servicing 180 Cow Hill Road to remain, for the following reasons:

1. The request is consistent with the general requirements for the issuance of waivers in Section 1.10.
2. The presence of ledge at the property impedes burying of the existing overhead utilities.

Motion made by Pritchard, seconded by Zod, so voted unanimously.

MOTION: To approve a waiver of Section 4.5(1) of the Town of Groton Subdivision Regulations, allowing for the continued use of an existing well as a water source for 180 Cow Hill Road, for the following reasons:

1. The request is consistent with the general requirements for the issuance of waivers in Section 1.10.
2. The presence of ledge at the property impedes the extension of lines from a public water supply.

Motion made by Pritchard, seconded by Steinfeld, so voted 4-1-0 (Zod)

MOTION: To approve the application SUB18-01, Hancock Farm Estates Resubdivision, 180 Cow Hill Road with the following modifications:

1. In accordance with Section 4.9(5), in lieu of the requirement to provide open space, a payment of \$9,000—the equivalent of 10% of the fair market value of the land to be subdivided—shall be made to the Town of Groton prior to the recording of final plans.
2. Reconfiguration of parking at 180 Cow Hill Road shall be addressed subsequent to this subdivision approval by a separate site plan application. No sale or building at Lot 1B shall take place before approval is granted and work is completed for the reconfiguration of parking at 180 Cow Hill Road/Lot 1A.
3. All technical items raised by staff shall be addressed.

The Planning commission notes that it is not requiring a frontage sidewalk along the property's Hancock Drive frontage. A sidewalk was constructed along the opposite side of Hancock Drive as part of the original Hancock Farms Estates Subdivision, and the Town Pedestrian Master Plan does not propose a sidewalk at the site.

Motion was made by Pritchard, seconded by Tarbox, so voted 4-1-0 (Kane)

VI. SITE PLANS - None

VII. OLD BUSINESS – None

VIII. NEW BUSINESS

1. Noank Fire District Referral for Public Hearing
  - a. Spicer's Marinas, LLC, Petition for Zoning Map Change

The Commission had no comment.

2. Town of Stonington Referral for Public Hearing on April 17, 2018
  - a. Whaler's Inn RE, LLC, 20 East Main Street, Mystic- Special Use Permit for beer and wine sales

The Commission had no comment.

3. Report of Commission-

Tarbox mentioned the wavy dancing sign in front of Valvoline. Pritchard questioned if there is additional action that can be taken to ensure its permanent removal.

4. New Applications- None

IX. REPORT OF CHAIRMAN

Pritchard reported that the TIF policy has been approved by Town Council. Staff stated that next month Jon Reiner will attend a meeting to review the Commission's role in reviewing TIF master plans. Pritchard asked for Zoning Regulation progress reports.

X. REPORT OF STAFF- None

XI. ADJOURNMENT

Motion to adjourn at 8:32 p.m. was made by Steinfeld, seconded by Kane, so voted unanimously.

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Hal Zod, Secretary  
Planning Commission

Prepared by Kara Hovland  
Office Assistant II